



125, 388 Sandarac Drive NW
Calgary, Alberta

MLS # A2321066



\$399,900

Division:	Sandstone Valley		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,558 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 551
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Storage		

Inclusions: None

Tucked into one of Northwest Calgary's sought after communities, this 4-bedroom, 4-bathroom end unit townhome offers over 2,000 sq ft of developed living space, a walkout basement and an attached single garage! The main floor is designed for real life, with a spacious kitchen featuring plenty of cabinet and counter space, a sunny breakfast nook, and a dining area that opens naturally into the living room. The corner gas fireplace and large east-facing windows make it a space you'll actually want to spend time in, and a sliding patio door leads to your private balcony, the perfect spot to fire up the BBQ. Upstairs, three generous bedrooms and two full bathrooms give everyone their own space. The primary suite checks all the boxes. Private ensuite bathroom, walk-in closet, and its own balcony. The fully finished walkout basement adds even more flexibility with a 4th bedroom, full bathroom, and a rec room that walks out to a lower patio. Sandstone Park is a well managed pet friendly complex and has undergone meaningful recent updates including new windows in 2022 and a brand new roof and eaves completed in 2026. Step outside and you're in Sandstone Valley, a community families move into and never want to leave. Simons Valley School and Monsignor Neville Anderson Catholic School are both right on Sandarac Drive, making the school run almost too easy. Nose Hill Park, one of the largest urban parks in North America, is practically at your back door, with trails for walking, running, and biking year-round. Beddington Towne Centre, Creekside, and Country Hills Towne Centre cover all your shopping and dining needs, major roads make commuting straightforward, and the airport is less than 10 minutes away.